



Town of Westminster

MASSACHUSETTS 01473
FROM THE OFFICE OF THE
PLANNING BOARD

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William C. Taylor, II - Chairman, Marie N. Auger - Vice Chair, M. Donald Barry Michael Fortin Jon Wyman

MINUTES OF REGULAR MEETING

Monday, February 11, 2013

Room 222, Town Hall

Attendees: Don Barry, Mike Fortin, Jon Wyman, Stephen Wallace-Town Planner ,

Additional Attendees: Mr. Chris Mossman, Mr. Eugene LeBlanc,

Absent: Marie Auger, Bud Taylor

7:00p.m.

The Planning Board opened the meeting. Don informed those present the meeting was being audio recorded.

7:00p.m. *Minutes*

Mike stated the meeting minutes from January 28, 2013 were not available to approve.

7:01p.m. *Approval Not Required (ANR) plan for David and Sandra Penttinen, Trustees of the Ida M Penttinen Trust (carving off one lot from existing property on Overlook Road).*

Mr. Mossman presented the ANR plan for a property on Overlook Rd. The owners were creating a building lot (50,002sq ft) from a portion of larger land (44 acres). Mr. Mossman stated there were no immediate plans to further divide the larger lot. After a quick review of frontage and lot size requirements there was a motion by Mike to endorse the plan. Seconded Jon. Voted AIF to endorse.

7:12p.m. *Chris Mossman, conceptual plan discussion regarding a potential subdivision on Worcester road on behalf of property owner Eugene LeBlanc.*

Mr. Mossman presented and described a conceptual plan of a 3 lot subdivision off Worcester Road. There would be a privately owned road into the site ending approximately 400 feet at a turnout that would supply driveways to three house lots. The owner Mr. LeBlanc would be asking for a number of waivers from subdivision regulations. Two of the lots would be accessed from a shared driveway. After discussion Mike asked the board to wait until a future meeting when all PB members could review the proposal and comment on it before giving Mr. Mossman and Mr. LeBlanc guidance about how to proceed. Mike was concerned that the shared driveway would be setting precedence on common driveways which are not addressed in Chapter 205.

Don asked Mr. LeBlanc and Mr. Mossman to return to the February 25th meeting when the PB would further review the proposal with all members present.

7:40p.m. *Debrief from Planning Board meeting with the MBTA on February 4, 2013.*

Don and Jon both felt that the MBTA had provided useful information to the PB at the February 4th 2013 working meeting. Don asked board members to not talk over each other. Stephen felt it was the most productive layover meeting he had attended.

Mike presented the board with a draft powerpoint presentation in anticipation of presenting the MBTA meeting(s) findings to the BOS. Mike told the board that the presentation described the promises MART made to move the "project" along and the lack of delivery on any of the items that were used to sell the project. Living wage job creation, immediate freight rail access to WBP and noise mitigation to 60dB at the property lines. Jon, Don and Stephen provided constructive comments to tone down the presentation and make it more objective. Mike agreed to update the draft for PB members to review at the next meeting.

Stephen asked board members to hold their discussion for the following two items so he could leave before members continued their policy decisions on the BOS presentation.

8:12p.m. Board member class choices for the CPTC Winter Conference in March.

Stephen asked PB members who were planning to attend the CPTC to return their choices to him by Friday Feb 15th.

8:13p.m. Review and discuss draft Earth Removal/Placement of Fill bylaw and associated regulations. Plan for public informational meeting and public hearing.

Don asked Stephen to schedule a meeting to review the bylaw with all interested parties.

8:28p.m. Adjourn.

Jon made a motion to adjourn. Seconded Mike. The PB voted AIF to adjourn.

Two Pages of Minutes
Respectfully submitted,
Michael Fortin

3 Attachments :

- 1 Penttinen ANR plan for Overlook Road.
 - 2 Conceptual Plan from Eugene LeBlanc for a 3 house subdivision off Worcester Road.
 - 3 Draft BOS powerpoint presentation on MBTA Layover.
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